

MINUTES OF EIGHTH ANNUAL MEETING OF LYLE RIDGE HOMEOWNERS ASSOCIATION

The eighth annual meeting of the Board of Directors of Lyle Ridge Homeowners Association, a Washington non-profit corporation, ("Association") was held at 1025 Lyle Ridge Circle on September 21, 2015 at 6:00pm.

Members present were Trish Sullivan, President, Bill MacMillan, Vice President and Elaine Mandato, Secretary. An Additional 20 households were represented at the meeting.

Agenda and Board of Director election ballots were handed out. Each member running for office was allowed to speak briefly introducing themselves.

At this time the proposed CCR's by Trish Sullivan were discussed. Several people spoke up which included the subjects of property values, appearance of the neighborhood and what changing the CCR's could bring to the future of the community. The subject of chickens was also discussed. The board will look further into the matter of chickens used for therapeutic reasons by the homeowner.

New elections were then announced.

President - Bill MacMillan

Vice President - Michelle Gaddie

Secretary - Elaine Mandato

Reserve Study Requirements - It was discussed whether a reserve study is mandatory or not for homeowner associations. Wayne Abbott made a motion to have the board research further and review the law. Jill Coughlin second. The board will research this issue.

Jill Coughlin gave an update on the progress of the Agricultural Committee. Seventeen letters went out as a trial run and 11 households complied. Jill handed out a note explaining the purpose of the committee. Tammy Livingston stated what the committee had done and that the president put a stop to the committee. Trish brought up the possibilities of the board being sued. Bill MacMillan stated that we voted on the committee at the June 30th special meeting. He handed out the expectations of the Agricultural Committee. Colleen Zickgraf made a motion to take the Agricultural committee off line until rules are established. The Agricultural committee will be suspended until the committee establishes guidelines for all homeowners to read.

Jorge Guilloty discussed the issue with the gates. When someone calls the house, you cannot hear the person at the gate. Wayne will look into the issue.

Elaine Mandato discussed a complaint that yard trash was being thrown over the fence onto the Muzzalls property. Please dispose of yard trash properly.

At this time we discussed the retention pond clean up. A motion was made to ask volunteers to remove the brush and clean the area. Jill Coughlin will organize the volunteers. All parties were in favor. Clean up will take place Saturday September 26th at 10:00am. All volunteers will meet at the retention pond with weed whackers and hedge clippers. Michelle Gaddie also volunteered 2 hours of landscaping time.

The CCR's were brought up again. A proposed budget is included in the packet. One of the items is a retention pond fence. The proposal of a retention pond fence led to a discussion in which most members voiced their opinion that the retention pond was not unduly hazardous and that the risks were minor and would not likely be lessened by construction of a fence. Bill MacMillan asked if there were any opposing views but none were voiced. No further action will be taken at this time. Elaine Mandato brought up our liability insurance and its coverage. Steve Sullivan made a motion to look at the proposal that was given to all homeowners and come back to discuss in 2 months. All in favor.

Trish discussed an estimate for reserve funds to cover roads, gates, etc. Trish made a motion to have a reserve study. Steve made a motion to have a reserve study to make sure our homeowner dues are correct. The current costs of the reserve study was discussed. Bill stated we need more research on the reserve study and more quotes to have one done. Motion to have the board investigate a reserve study with additional quotes. Second by Rich Heard.

Additional Insurance for the board members was discussed. The CCR's provide protection. There will be no additional insurance purchased.

Wayne made a motion that we should have a fiscal year of July 1 through June 30th. Steve second and all were in favor.

Wayne stated that he has gate controls for purchase of \$15.00. He also needs information from each homeowner for the front gate. Please provide Wayne with your name and personal code to enter for the gate. Once the builders are done and the gates are permanently closed, you will need your personal code or gate opener to enter.

Shanandoe made a motion to have a No Soliciting sign put up at the gate. Steve Sullivan second and all were in favor.

Steve made a motion to adjourn, Rich Heard Second